BUREAU OF STATISTICS

YUKON RENT SURVEY

March 2008

- The total number of apartments surveyed in Whitehorse in March 2008 ..... **852**
- The vacancy rate for all units surveyed in Whitehorse in March 2008..... **4.1%**
- The median rent for all units surveyed in Whitehorse in March 2008 ..... **$700**

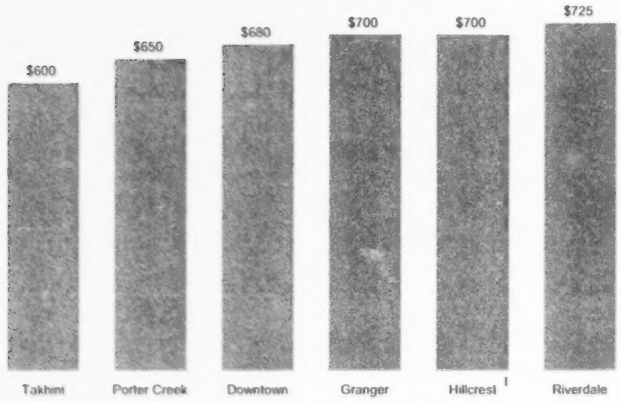
1 Monthly Median Rent

Monthly Median Rent for All Units
March 2007 to March 2008

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

		Whitehorse								
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
						$				
2008	March	700	680	700	700[1]	650	725	600	675	650
2007	Dec.	700	680	700	700[1]	650	725	600	675	625
	Sept.	700	680	675	700[1]	650	725	600	675	625
	June	680	675	675	750	650	725	560	675	625
	March	680	675	675	750	650	700	600	595	625

Median Rents in Whitehorse, March 2008



The median rent in Whitehorse increased from $680 in March '07 to $700 in March '08, an increase of $20, or 2.9%. During the same time period, median rents in various Whitehorse subdivisions changed as follows:

- Downtown rents increased $5, or 0.7%.
- Granger rents increased $25, or 3.7%.
- Porter Creek rents remained the same.
- Riverdale rents increased $25, or 3.6%.
- Takhini rents remained the same.

The median rent in Watson Lake increased $80, or 13.4% between March '07 and March '08, while the median rent in Dawson City increased $25, or 4.0%, for the same time period.

[1] *See footnote 1 on page 4*

2 Vacancy Rate

'Vacancy rate' refers to the percentage of all apartments surveyed that are currently vacant and available to rent.

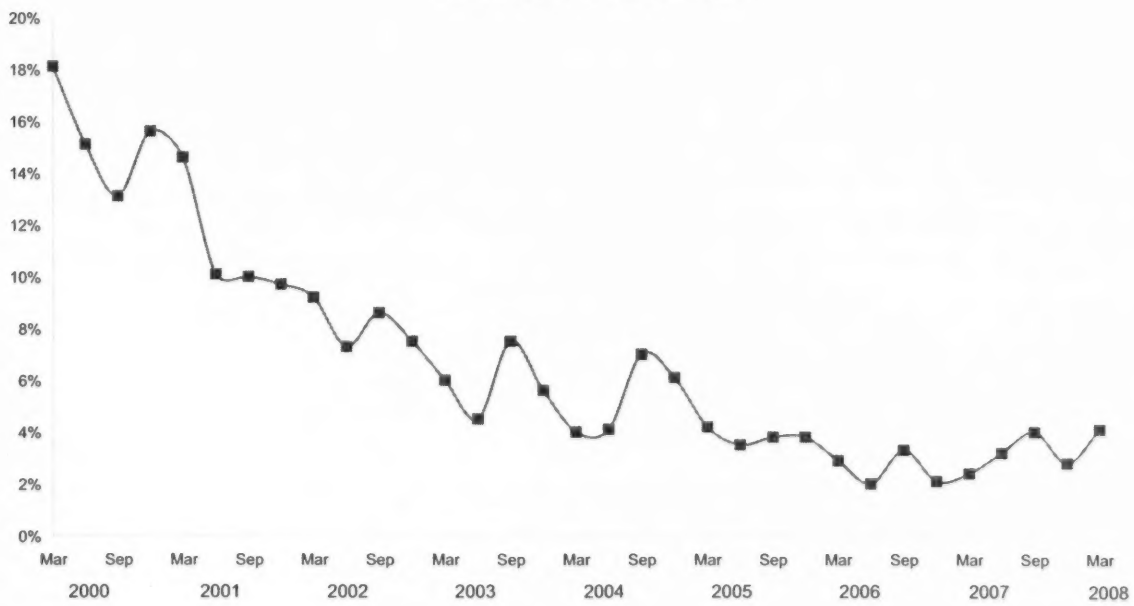
Monthly Vacancy Rates for All Units
March 2007 to March 2008

		Whitehorse	Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
2008	March	4.1	3.5	0.0	4.2[1]	4.3	5.6	0.0	2.9	0.0
2007	Dec.	2.8	2.9	0.0	5.6[1]	4.3	2.6	0.0	11.4	0.0
	Sept.	4.0	4.0	0.0	4.2[1]	8.7	2.7	11.8	11.4	0.0
	June	3.2	3.7	0.0	4.6	4.3	1.2	11.8	8.6	0.0
	March	2.4	0.3	0.0	8.0	4.3	0.8	17.6	28.6	25.0

[1] *See footnote 1 on page 4*

After reaching a high of 19.7% in December 1999, the vacancy rate in Whitehorse was 18.1% in March 2000. The vacancy rate then began a steady decline as economic conditions in Whitehorse rebounded following the Faro mine closure in the late '90s. From 2002 through 2004, the vacancy rate fluctuated between 4.0% and 9.2%. Beginning in 2005, the vacancy rate in Whitehorse has remained very low, in fact the vacancy rate has been 4.0% or below since June of 2005 and December '07. The March 2008 vacancy rate is 4.1%. March's vacancy rate represents 35 vacant apartments out of 852 surveyed.

Whitehorse Vacancy Rate
March 2000 to March 2008



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3 Apartment Size and Location

In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $725 in Riverdale to a low of $600 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $850, followed by 2-bedroom apartments at $750, 1-bedroom apartments at $690, and bachelor units at $600.

Median Rent by Apartment Size and Location, March 2008

	Whitehorse	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	($)								
ALL	700	680	700	700[1]	650	725	600	675	650
BACHELOR	600	600	..	500	538	650	600	480	600
1-BEDROOM	690	690	600	680	550	725	700	575	700
2-BEDROOM	750	765	700	780[1]	800	725	..	750	..
3+ BEDROOM	850	895	..	..	900	850	..	600	..

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger and Takhini to a high of 5.6% in Riverdale. Overall in Whitehorse, the highest vacancy rate was found in 2-bedroom apartments (4.9%), followed by 1-bedroom apartments (3.9%), bachelor suites (3.5%), and 3+ bedroom apartments (1.6%).

Vacancy Rate by Apartment Size and Location, March 2008

	Whitehorse	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
	(%)								
ALL	4.1	3.5	0.0	4.2[1]	4.3	5.6	0.0	2.9	0.0
BACHELOR	3.5	6.4	..	0.0	0.0	0.0	0.0	0.0	0.0
1-BEDROOM	3.9	3.0	0.0	4.8	0.0	8.7	0.0	0.0	0.0
2-BEDROOM	4.9	2.2	0.0	5.7[1]	0.0	6.2	..	5.3	..
3+ BEDROOM	1.6	0.0	..	..	14.3	0.0	..	0.0	..

[1] *See footnote 1 on page 4*

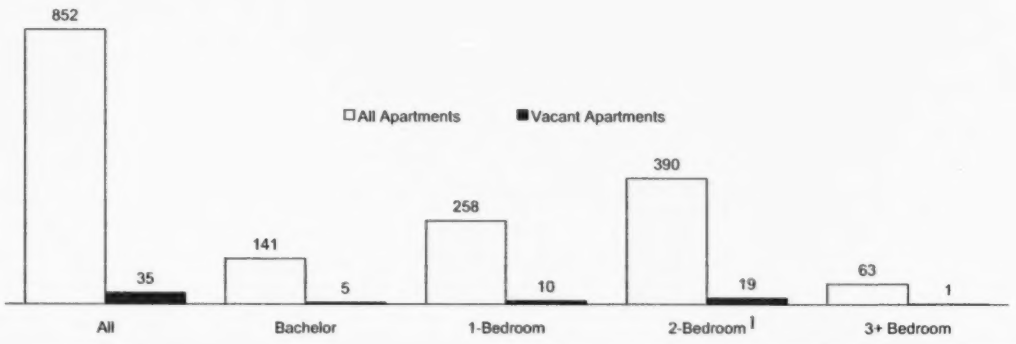
4 Distribution of Apartments and Vacancies

The total number of apartments in the Whitehorse portion of the survey was 852. Of these, 35, or 4.1%, were vacant as of March 2008. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, March 2008

			Whitehorse						
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake	Dawson City
ALL	number	852	347	20	71[1]	23	340	51	35	8
	vacant	35	12	0	3[1]	1	19	0	1	0
BACHELOR	number	141	78	..	15	2	3	43	3	4
	vacant	5	5	..	0	0	0	0	0	0
1-BEDROOM	number	258	169	4	21	10	46	8	12	4
	vacant	10	5	0	1	0	4	0	0	0
2-BEDROOM	number	390	93	16	35[1]	4	242	..	19	..
	vacant	19	2	0	2[1]	0	15	..	1	..
3+ BEDROOM	number	63	7	..	..	7	49	..	1	..
	vacant	1	0	..	..	1	0	..	0	..

Distribution of Whitehorse Rental Units and Vacancies, March 2008



The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out every third month (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all **buildings with four or more units**. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

1. Due to non-response of a landlord in Hillcrest for September and December 2007 and March 2008, the figures for Hillcrest 2-bedroom apartments are not a complete representation of all Hillcrest 2-bedroom apartments.

.. = not applicable

Yukon
Executive Council Office
Bureau of Statistics

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Additional Information:
Government of Yukon
Executive Council Office
Bureau of Statistics (A-8C)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867) 667-5640; Fax: (867) 393-6203
E-mail: ybsinfo@gov.yk.ca
Website: www.gov.yk.ca/depts/eco/stats/index.html